

Return to:
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This Instrument Prepared
under the supervision of:

Jennifer Booth
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
00-00-00-01438-317

Our File No.: 83-21-0675

WARRANTY DEED

This Warranty Deed made this 3rd day of September, 2021 by Michael V Thomas, a married man, whose mailing address is 6901 Hanging Vine Way, Tallahassee, FL 32317, hereinafter called the grantor(s), to Aubrey Ankrum, a single man, whose post office address is 119 SW Wilson Springs Rd, Fort White, FL 32038, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Columbia County, State of Florida, viz:

Lot 17, Block 6, Three Rivers Estates, Unit No. 23, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 80-80A, of the Public Records of Columbia County, Florida.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ruth Phillips
First Witness Signature

Ruth Phillips
Printed Signature

Chenne Maxamey
Second Witness Signature

Chenne Maxamey
Printed Signature

State of Florida

County of Leon

Michael V Thomas
Michael V Thomas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 1 day of September 2021 by Michael V Thomas, who has produced
Id. Dr. as Identification or is personally known to me to be the persons therein.

Dorothy Newton
Notary Public, State of Florida

My commission expires:
Seal

